

**MINUTES OF THE REGULAR MEETING  
OF THE HAWAII PUBLIC HOUSING AUTHORITY  
HELD AT 1002 N. SCHOOL STREET, BUILDING E,  
ON THURSDAY, JANUARY 20, 2011  
IN THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII**

The Board of Directors of the Hawaii Public Housing Authority met for their Regular Meeting at 1002 N. School Street, on Thursday, January 20, 2011 at 10:25 a.m.

The meeting was called to order by Chairperson Travis Thompson and on roll call, those present and excused were as follows:

**PRESENT:** Chairperson Travis Thompson  
Vice-Chair Eric Beaver  
Director Sam Aiona  
Director Rene Berthiaume  
Director Sherrilee Dodson  
Director Clarissa Hosino  
Director Roger Godfrey  
Director Carol Ignacio  
Director Matilda Yoshioka

Denise Wise	Executive Director
Krislen Chun	Deputy Attorney General

**EXCUSED:** Designee Pankaj Bhanot

<b>STAFF PRESENT:</b> Barbara Arashiro	Executive Assistant
Clarence Allen	Fiscal Officer
Nicholas Birck	Planner
Becky Choi	Acting State Housing Development Administrator
Shirley Befitel	Personnel Supervisor
Stephanie Fo	Property Management and Maintenance Services Branch Chief
Gianna Guitron	Resident Services Program Specialist
Diane John	Property Management Specialist
Earl Nakaya	Program Specialist
Kiriko Oishi	Housing and Compliance Specialist
Phyllis Ono	Property Management Specialist
Rick Sogawa	Contract and Procurement Officer
Taryn Chikamori	Secretary to the Board

<b>OTHERS:</b>	Wanda Camara	Koolau Village resident
	Robert Hanna	private resident
	Fetu Kolio	Mayor Wright Homes resident
	Mario Loa	Kalakaua Homes resident
	Roland Lum	Kalakaua Homes resident
	Lois McKeon	Kalakaua Homes resident
	David Moakley	Ameresco
	Margaret Nakamura	Kalakaua Homes resident
	Roy Nakamura	Kalakaua Homes resident
	Martha Petteford	Kalakaua Homes resident
	Roy Sasaki	Kalakaua Homes resident
	Yoshi Yamaguchi	Kalakaua Homes resident

**Proceedings:**

Chairperson Thompson declared a quorum present.

The business of the Board proceeded with a motion entered by Director Dodson to approve the minutes of the Regular Board of Directors Meeting held on December 16, 2010 and it was seconded by Director Beaver.

The minutes were unanimously approved.

**Public Testimony:**

Mr. Fetu Kolio, Mayor Wright's Home resident, requested more tenant members on the Board of Directors.

Mr. Roy Nakamura, Kalakaua Homes resident, stated he believed there is discrimination at Kalakaua Homes. He used an example of being denied use of the multi-purpose room in December 2010. He said Medicare was allowed to use the room until 6:00 p.m.

Mr. Robert Hanna, private resident, stated he is reporting on the usage of the multi-purpose room at Kalakaua Homes. He concluded that the use of the room was not being handled properly.

Ms. Wanda Camara, Koolau Village resident, stated that there is inconsistency in management and they are not enforcing the rules. She stated if managers cannot enforce the current rules how can the new house rules be enforced. She mentioned that consideration is being given to charging for the use of the community halls at the developments. She is concerned this may discourage use and the amount must be thought out as not everyone can afford to pay to use the community halls if there is a charge.

Chairperson Thompson thanked and Ms. Krislen Chun, Deputy Attorney General, for her service to the Hawaii Public Housing Authority's Board of Directors.

Ms. Chun reported she will be moving to the Senate Majority Attorney's Office.

**For Action:**

**Motion: To Authorize the Executive Director to Take All Steps Necessary, Including Legal Action to Obtain Reasonable Reimbursements from the Board of Water Supply for Damages Caused by the Rock Fall at Kalihi Valley Homes.**

**Director Beaver moved and Director Hosino seconded.**

**Motion: To go into executive session at 10:46 a.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to reimbursements from the Board of Water Supply for damages caused by the rock fall at Kalihi Valley Homes.**

**Director Beaver moved and Director Yoshioka seconded.**

The motion was unanimously carried.

Director Ignacio arrived at 10:50 a.m.

**The Board reconvened from Executive Session at 11:02 a.m.**

Chairperson Thompson reported that the main motion will be deferred until the February Board meeting.

**Motion: To Adopt Board Resolution No.41, the Hawaii Public Housing Authority's Statement of Non-Recourse at Kuhio Park Terrace and Kalihi Valley Homes Against the United States Department of Housing and Urban Development.**

**Director Beaver moved and Director Hosino seconded.**

**Motion: To go into executive session at 11:03 a.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to the Statement of Non-Recourse Against the United States Department of Housing and Urban Development.**

**Director Beaver moved and Director Dodson seconded.**

The motion was unanimously carried.

**The Board reconvened from Executive Session at 11:09 a.m.**

The main motion was unanimously carried.

Chairperson Thompson called a recess at 11:10 a.m. and reconvened at 11:20 a.m.

**Discussion:**

**Finance Task Force Report:**

Chairperson Thompson stated a meeting was held with Wils Choy, KMH, on the annual audit. The results will not be significantly different from the previous year because the previous year's audit was completed in March which gave the HPHA less than three months to address the findings. Mr. Choy informed the task force that there was no fraud or misappropriation of funds and that the Fiscal Office was moving in the right direction.

Chairperson Thompson stated the task force reviewed the KPT ground lease and Master Development Agreement.

**Executive Director's Report:**

Staff highlighted the Central Maintenance (CM) staff working to clean up the Lanakila site on the Big Island. Staff reported that the clean up took longer than anticipated and it would be completed by end of week. Tenants and the Hawaii Police Department thanked CM for cleaning the site.

Staff reported the HPHA met with the Sandra Henriquez, Assistant Secretary, U.S. Department of Housing and Urban Development (HUD), Public and Indian Housing and Ophelia Basgal, Region IX HUD Administrator regarding the KPT redevelopment. Chairperson Thompson, Director Hosino, and the KPT Resident Association also attended the meeting. They took a tour of the KPT site and the project was reviewed with them.

Staff reported that at Kauhale Ohana there were eight washing machines being used by tenants and that the water was being discharged through the storm drain. The HPHA was issued a warning citation from the Department of Health for improper discharge of the waste water from the washing machines. The tenants were given permission from the private asset management project's (AMP) manager to use the washing machines. The HPHA discussed the issue with the management firm. The fines are \$25,000 per instance per day. The HPHA conducted a tenant meeting. All usage has stopped. The HPHA committed to a follow up meeting because the laundry room has been out of commission from 2004.

Chairperson Thompson asked that the Kalakaua Homes community room usage be put on the February agenda.

Staff reported that the HPHA has reached 59.34% in expenditures as of December 31, 2010 for the ARRA funds. The HPHA's to date completion is beyond the 60% completed project mandate for the ARRA funds.

Staff reported that there is an issue with the elevator modernization contract and the HPHA is looking into ways to resolve the issue. The issues have created further delays to this critical project. The Notice to Proceed was issued July 2010 and there have been numerous delays by the contractor.

Staff reported that the Large Capacity Cesspool project is almost completed. There are two cesspools on Kauai that may be delayed because of the rain past the compliance date of March 1, 2011. A request to Environmental Protection Agency has been submitted requesting an extension for these two cesspools of approximately two months. This extension request took into account possible additional rains.

Staff reported that they are moving forward with hiring a consultant for designs for a tankless backup water heater system for the Mayor Wright Homes development. This would entail a comprehensive design for the hot water system.

Chairperson Thompson called a recess at 12:00 p.m. and reconvened at 12:13 p.m.

The Board reviewed the Contract and Procurement Office (CPO), Hearing Office (HRO), Information and Technology office (ITO), and Personnel reports.

**Update and Status of the Mixed Finance Redevelopment at Kuhio Park Terrace (KPT) and Kuhio Homes with the Michaels Development Company; and HPHA's Administrative Budget for the Redevelopment at Kuhio Park Terrace:**

Staff reviewed the power point presentation on the KPT redevelopment project for the Board that was presented to Assistant Secretary Henriquez.

Director Godfrey left at 12:54 p.m.

**Proposed Changes to the Hawaii Public Housing Authority's Five Year and Annual Plan for Fiscal Year July 1, 2011 to June 30, 2012:**

Mr. Nicholas Birck reported that the HPHA will be holding a public hearing on the Public Housing Authority's (PHA) plan on February 23, 2011. There are ten items being updated in the PHA plan: 1) grandparent housing; 2) mixed finance redevelopment; 3) security protocols and enforcement strategies; 4) new resident orientation; 5) community centers; 6) public housing wait list; 7) public housing wait list preferences; 8) grievance procedures; 9) HUD study of homelessness; and 10) Lanakila Homes.

Discussion ensued and the Board provided recommendations to ensue clarity while conducting the public hearings. It was recommended that in updating the KPT mixed finance project that it be noted that there will be 14 units that will be converted to offer space for service providers.

The Board questioned whether a homeless preference is still given if a person or household did not successful complete a transitional housing program. Should that be the case, the Board requested that staff amend the language to ensure that a successful completion is required.

**Policy Discussion on Agency Goals, Financial Outlook, Performance Standards, Asset Management and Energy Performance Contracting:**

**Motion:** To go into executive session at 1:49 p.m. pursuant to Hawaii Revised Statutes sections 92-4 and 92-5(a)(4) to consult with the Board's attorneys on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities as related to Energy Performance Contracting.

**Director Beaver moved and Director Dodson seconded.**

The motion was unanimously carried.

**The Board reconvened from Executive Session at 2:06 p.m.**

Chairperson Thompson reported that the Board discussed the goal and objectives and that the item be placed on the February agenda.

With no further business for the board to conduct Chairperson Thompson called for a motion to adjourn.

**Director Aiona, moved to adjourn and Director Berthiaume seconded.**

The motion was unanimously carried.

The meeting adjourned at 2:08 p.m.

**MINUTES CERTIFICATION**

Minutes Prepared by:

  
Taryn T. Chikamori  
Secretary to the Board/Recording Secretary

FEB 17 2011

Date

Approved by the HPHA Board of Directors at their Regular Meeting on February 17, 2011

  
Matilda Yoshioka  
Director/Board Secretary

FEB 17 2011

Date